

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly known as 6014 Huguenard Road and 6015 Highview Drive, Fort Wayne, Indiana 46818. (C.E.D. Property Management, Inc.)

WHEREAS, Petitioner has duly filed its petition dated January 22, 1996 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;  
and

WHEREAS, said project will create two full-time and one part-time permanent jobs for a total additional annual payroll of \$56,100, with the average new annual job salary being \$18,700 and retain six full-time and two part-time permanent jobs at a current annual payroll of \$150,000, with the average current annual job salary being \$18,750; and

WHEREAS, the total estimated project cost is \$325,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

1           **SECTION 1.** That, subject to the requirements of Section 6,  
2 below, the property hereinabove described is hereby designated  
3 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
4 12.1. Said designation shall begin on the effective date of the  
5 Confirming Resolution referred to in Section 6 of this Resolution  
6 and shall continue for two years thereafter. Said designation  
shall terminate at the end of that three year period.

7           **SECTION 2.** That, upon adoption of the Resolution:

- 8           (a) Said Resolution shall be filed with the Allen County  
9           Assessor;
- 10          (b) Said Resolution shall be referred to the Committee on  
11           Finance and shall also be referred to the Department of  
12           Economic Development requesting a recommendation from  
13           said department concerning the advisability of  
14           designating the above area an "Economic Revitalization  
15           Area";
- 16          (c) Common Council shall publish notice in accordance with  
17           I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption  
18           substance of this resolution and setting this  
19           designation as an "Economic Revitalization Area" for  
20           public hearing;
- 21          (d) If this Resolution involves an area that has already  
22           been designated an allocation area under I.C. 36-7-14-  
23           39, then the Resolution shall be referred to the Fort  
24           Wayne Redevelopment Commission and said designation as  
25           an "Economic Revitalization Area" shall not be finally  
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1 approved unless said Commission adopts a Resolution  
2 approving the petition.

3 **SECTION 3.** That, said designation of the hereinabove  
4 described property as an "Economic Revitalization Area" shall  
5 apply to a deduction of the assessed value of real estate.

6 **SECTION 4.** That, the estimate of the number of individuals  
7 that will be employed or whose employment will be retained and  
8 the estimate of the annual salaries of those individuals and the  
9 estimate of the value of redevelopment or rehabilitation, all  
10 contained in Petitioner's Statement of Benefits, are reasonable  
11 and are benefits that can be reasonably expected to result from  
12 the proposed described redevelopment or rehabilitation.

13 **SECTION 5.** That, the current year approximate tax rates for  
14 taxing units within the City would be:

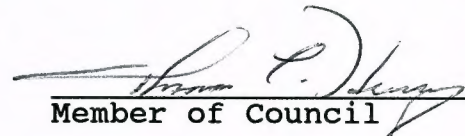
- 15 (a) If the proposed development does not occur, the  
16 approximate current year tax rates for this site would  
17 be \$9.2773/\$100.
- 18 (b) If the proposed development does occur and no deduction  
19 is granted, the approximate current year tax rate for  
20 the site would be \$9.2773/\$100 (the change would be  
21 negligible).
- 22 (c) If the proposed development occurs and a deduction  
23 percentage of fifty percent (50%) is assumed, the  
24 approximate current year tax rate for the site would be  
25 \$9.2773(the change would be negligible).
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1           **SECTION 6.** That, this Resolution shall be subject to being  
2 confirmed, modified and confirmed, or rescinded after public  
3 hearing and receipt by Common Council of the above described  
4 recommendations and resolution, if applicable.

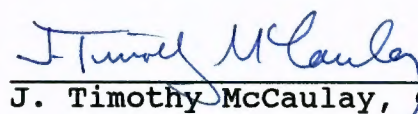
5           **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby  
6 determined that the deduction from the assessed value of the real  
7 property shall be for a period of three years.

8           **SECTION 8.** That, the benefits described in the Petitioner's  
9 Statement of Benefits can be reasonably expected to result from  
10 the project and are sufficient to justify the applicable  
11 deductions.

12           **SECTION 9.** That, this Resolution shall be in full force and  
13 effect from and after its passage and any and all necessary  
14 approval by the Mayor.

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16   
17 Member of Council

18  
19 APPROVED AS TO FORM AND LEGALITY

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22 J. Timothy McCaulay, City Attorney  
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Read the first time in full and on motion by Finance,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
or recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_  
M., E.S.T. \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock

DATED: 4-9-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,  
and duly adopted, placed on its passage. PASSED 10-1  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-9-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL)  
SPECIAL) \_\_\_\_\_ (ZONING) \_\_\_\_\_ ORDINANCE RESOLUTION NO. 2-20-96

on the 9th day of April, 1996

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
DD Schmidt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 10th day of April, 1996,  
at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April,  
1996, at the hour of 8:30 o'clock A M., E.S.T.

PAUL HETMKE  
PAUL HETMKE, MAYOR

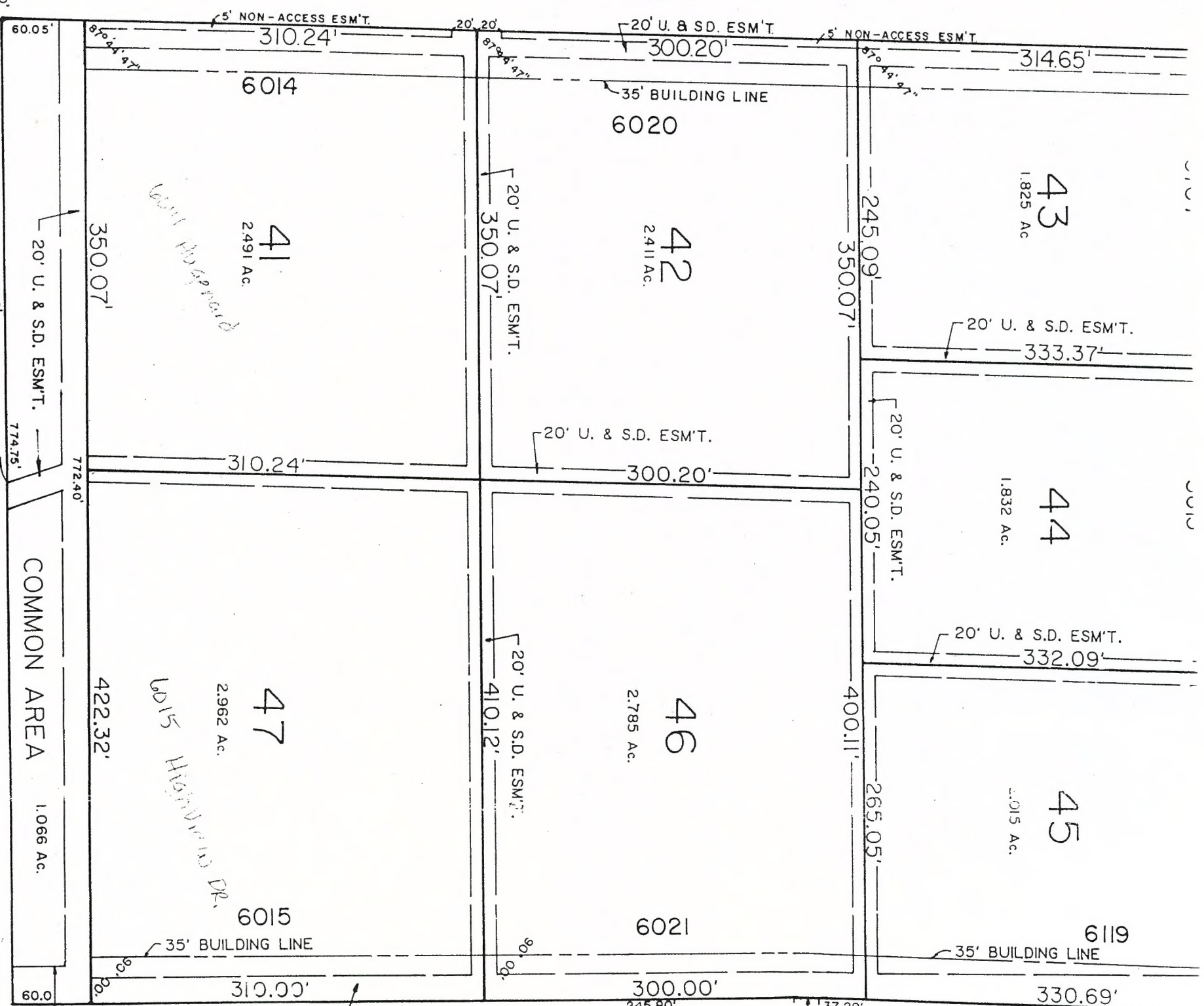


SW 1/4  
T. 31 N. R. 12 E.  
COUNTY, INDIANA.

HUGUENARD ROAD

W. LINE SW. 1/4, SEC.

1125.50'



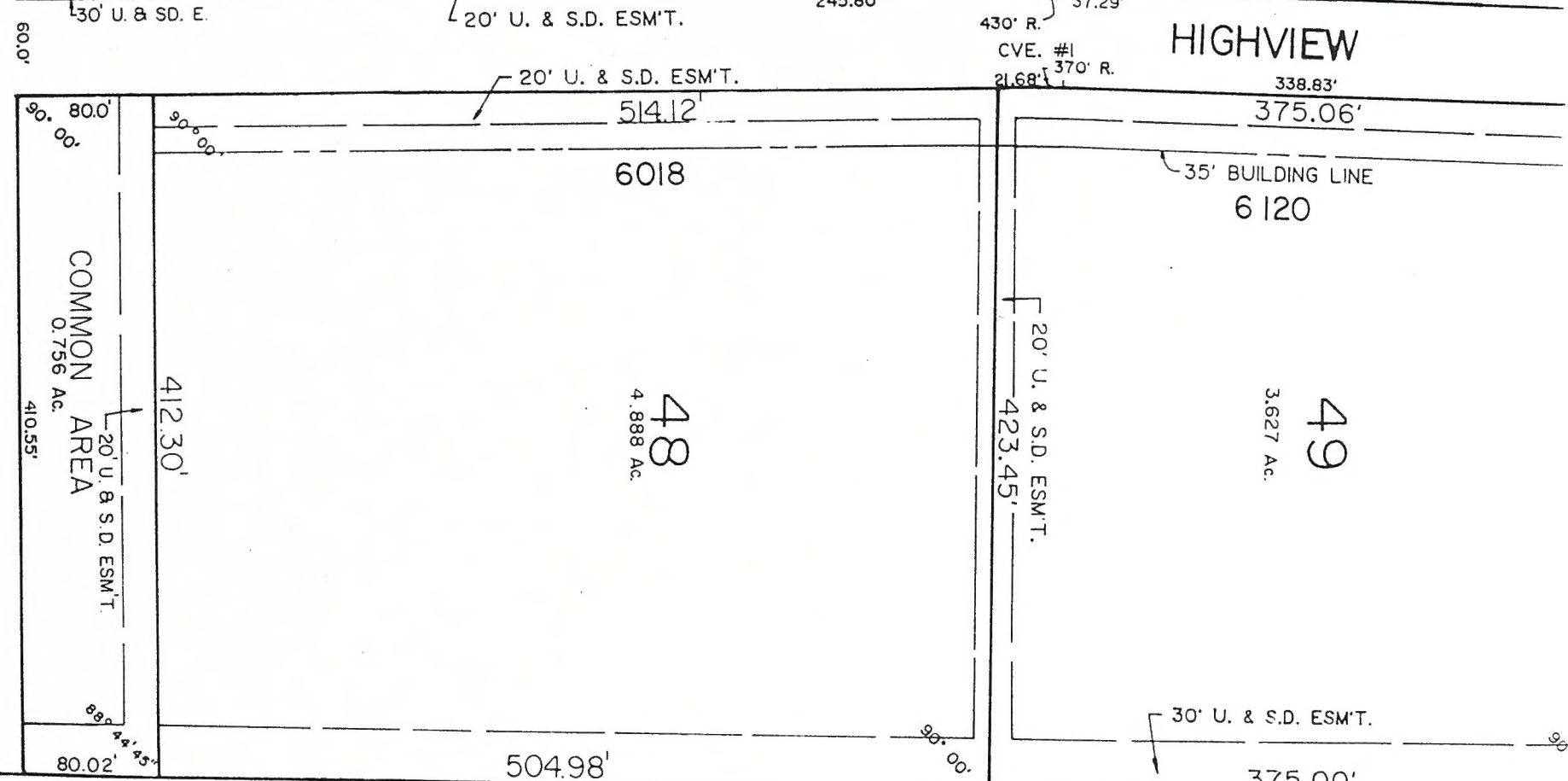
WASHINGTON CENTER ROAD

(1296.5' DEED)  
1256.39'

S. LINE SW. 1/4, SEC. 16-31-12

P.B.M. #2

HIGHVIEW



W. LINE VILLAGE OF NORTH OAK, INC.

VILLAGE OF NORTH OAK, INC.  
DOC. #88-



LOTS 41 & 47 A PART OF SECONDARY PLAT OF

# EDGEWOOD INDUSTRIAL PARK

## BLOCK "D"

COR. LEPPER'S  
BURBAN ADDITION

### LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 16, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a P.K. Nail found at the Southwest corner of the Southwest Quarter of Section 16, Township 31 North, Range 12 East, Allen County, Indiana; thence Northerly along the West line of the SW $\frac{1}{4}$  of Sec. 16-31-12, a distance of 1125.50 feet to a P.K. Nail found at the Southwest corner of the real estate conveyed to Robert and Mildred Robison, in the deed recorded in Deed Record 529 page 329, in the Office of the Recorder of Allen County, Indiana; thence Easterly with a deflection angle to the right of 88 degrees 03 minutes 00 seconds along the South line of said Robison Tract, and along the South line of the real estate conveyed to Advance Machine and Tool Corporation in the deed recorded in Document #90-7273, in said Recorder's Office, a distance of 400.0 feet to a 5/8-inch iron pin found at the Southeast corner of said Advance Machine Tract; thence Northerly with a deflection angle to the left of 88 degrees 03 minutes 00 seconds along the East line of said Advance Machine Tract, a distance of 457.65 feet to a 1/2-inch iron pin found at the Northeast corner thereof; thence Westerly with a deflection angle to the left of 91 degrees 48 minutes 00 seconds along the North line of said Advance Machine Tract, a distance of 170.0 feet to a 1/2-inch iron pin found at the Southeast corner of the real estate conveyed to William S. Manijak, in the deed recorded in Document #92-56820, in said Recorder's Office; thence Northerly with a deflection angle to the right of 91 degrees 48 minutes 00 seconds and parallel to the West line of the SW $\frac{1}{4}$  of Sec. 16-31-12, a distance of 596.49 feet (595.7 ft., deed) to a 5/8-inch iron pin set on the South line of Lepper's Second Suburban Addition, as recorded in Plat Book 19, Page 160, in said Recorder's Office; thence Easterly with a deflection angle to the right of 88 degrees 09 minutes 05 seconds along said South line and the South line of Lepper's Suburban Addition, as recorded in Plat Book 18, Page 77, in said Recorder's Office, a distance of 1028.16 feet (1027.5 feet, deed) to the Southeast corner of said Lepper's Suburban Addition, being a point on the West line of the real estate conveyed to Fort Wayne Community Schools, in the deed recorded in Deed Record 532, Page 47, in said Recorder's Office; thence Southerly with a deflection angle to the right of 90 degrees 51 minutes 00 seconds along the West line of said Fort Wayne Community Schools Tract, and along the West line of the real estate conveyed to Village of North Oak, Inc., in the deed recorded in Document #88-51225, in said Recorder's Office, a distance of 2170.44 feet to a P.K. Nail set at the Southwest corner of said Village of North Oak Tract, being a point on the South line of the SW $\frac{1}{4}$  of Sec. 16-31-12; thence Westerly with a deflection angle to the right of 88 degrees 44 minutes 45 seconds along said South line, a distance of 1296.39 feet (1296.5 feet, deed) to the point of beginning, containing 56.411 acres, subject to road rights-of-way and easements.

We, BEHEPE, INC., the undersigned, owner by virtue of certain deeds shown in Documents Numbered 83-11754, 83-23198, 83-23199, 83-23200, and 83-23201, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do hereby lay off, plat, dedicate and subdivide, said real estate into lots, streets and easements in accordance with the information shown on the plat. Further, I hereby subject and impress all of said land in said addition with limitations and easements attached hereto and made a part thereof by reference. This Subdivision shall be known and designated as **EDGEWOOD INDUSTRIAL PARK, BLOCK "D"**, an addition to the City of Fort Wayne, Indiana.

*Steven P. Bercot*

STEVEN P. BERCOT  
PRESIDENT,  
BEHEPE, INC.

I, Gregory L. Roberts, P.L.S., hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; and that this plat correctly represents a survey completed by me or under my direction on \_\_\_\_\_; that all the markers shown thereon actually exist or will be set; and that their location, size, type, and material are accurately shown.

I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

WAYNE COMMUNITY SCHOOLS  
D.R. 532, PG. 47

V. NORTH OAK, INC.  
#88-51225





## STATEMENT OF BENEFITS

State Form 27167 (R4 / 10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

JAN 22 1996

DEPT. OF ECON DEVL.

FORM  
SB - 1

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

## SECTION 1

## TAXPAYER INFORMATION

Name of taxpayer

CHARLES E. DOWNEY

Address of taxpayer (street and number, city, state and ZIP code)

2332 BARRY KNOLL WAY, FORT WAYNE, IN. 46845

Name of contact person

CHARLES E. DOWNEY

Telephone number

( 219 ) 637-9423

(CED Management)

## SECTION 2

## LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

FORT WAYNE COMMON COUNCIL

Resolution number

R -

Location of property

WASHINGTON CENTER ROAD AND HUGUENARD ROAD

County

ALLEN

Taxing district

WASHINGTON

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) PRESENT AND FUTURE CONSTRUCTION PLANS CALL FOR APPROX.

110,000 SQ. FT. OF NEW STRUCTURES.

Estimated starting date

6/96

Estimated completion date

6/98

## SECTION 3

## ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
8	\$150,000	8	\$150,000	3	\$56,100

## SECTION 4

## ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

## Real Estate Improvements

## Machinery

	Cost	Assessed Value	Cost	Assessed Value
Current values	0	0		
Plus estimated values of proposed project	325,000	90,000		
Less values of any property being replaced				
Net estimated values upon completion of project	325,000	90,000		

## SECTION 5

## OTHER BENEFITS PROMISED BY THE TAXPAYER

## SECTION 6

## TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Title

Date signed (month, day, year)

P. G. H. [Signature]

Director

1 22 91



## FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
  2. Installation of new manufacturing equipment; ☐ Yes ☐ No
  3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (Signature and title of authorized member) <i>DD Schmitt</i> <i>President</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4-9-96</i>
Attested by: <i>Richard E. Kennedy</i> <i>City Clerk</i>	Designated body <i>Common Council</i>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



JAN 22 1998

DEPT. OF ECON DEVL.

## FOR STAFF USE ONLY:

Declaratory Passed \_\_\_\_\_ 19\_\_\_\_  
 Confirmatory Passed \_\_\_\_\_ 19\_\_\_\_  
 FT Jobs Currently \_\_\_\_\_  
 PT Jobs Currently \_\_\_\_\_  
 \$ \_\_\_\_\_ Current Average Annual Salary

FT Jobs to be Created \_\_\_\_\_  
 PT Jobs to be Created \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all New Jobs  
 FT Jobs to be Retained \_\_\_\_\_  
 PT Jobs to be Retained \_\_\_\_\_  
 \$ \_\_\_\_\_ Avg Annual Salary of all Retained Jobs

## ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. 80-0016-6012  
640

(Check appropriate box[es] below)

☒ Real Estate Improvements ..... Total cost of improvements: 662,325.00  
N/A ☒ Personal Property (New Manufacturing Equipment) ..... Total cost of improvements: \_\_\_\_\_

TOTAL OF ABOVE IMPROVEMENTS: \_\_\_\_\_

### GENERAL INFORMATION

Applicant's name: CHARLES E. DOWNEY Telephone: 637-9423Address of applicant: 2332 BARRY KNOLL WAY, FORT WAYNE, IN. 46845Name of applicant's business: C.E.D. PROPERTY MANAGEMENT, INC.Address of property to be designated: LOTS 41 & 47 OF EDGEWOOD INDUSTRIAL PARK BLOCK DName of business to be designated, if applicable: C.E.D. PROPERTY MANAGEMENT, INC.Contact person if other than above: Name: CHARLES E. DOWNEY Telephone: 637-9423Address: 2332 BARRY KNOLL WAY, FORT WAYNE, IN 46845

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site? C.E.D. PROPERTY MANAGEMENT  
WILL LEASE BUILDING TO OPTICAL LENS MANUFACTURER WHICH PRODUCES ETCHED LENSES  
FOR CAMERAS. ADDITIONAL SPACE TO BE LEASED.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

THE PROPERTY IN THIS AREA HAS BEEN SLOW TO DEVELOPE BECAUSE OF THE COST TO GRUB AND  
REMOVE TREES, AS WELL AS BEING EXTREMELY LOW AND IN NEED OF EXTENSIVE SITE DEVELOPMENT.



## REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: NONE

Describe the condition of the structure(s) listed above: N/A

Describe improvements to be made to property to be designated: PRESENT AND FUTURE PLANS CALL FOR APPROX. 110,000 SQ. FT. OF MANUFACTURING AND WAREHOUSE SPACE. APPROX. 20,000 SQ. FT. PER YEAR

Projected construction start (month/year): 6/96 Projected construction completion (month/year): 6/98

Current land assessment: \$ NOT YET ASSESSED Current improvements assessment: \$ N/A

Current real estate assessment: \$ NOT YET ASSESSED Current property tax bill on site to be designated: \$ N/A

What is the anticipated first year tax savings attributable to this designation? \$ 8,225.00

How will you use these tax savings? BY LOWERING LEASE RATES TO ATTRACT NEW BUSINESSES.

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

☐ Yes ☐ No

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: \_\_\_\_\_ Equipment installation date: \_\_\_\_\_

Current personal property tax assessment: \$ \_\_\_\_\_ Annual personal property tax bill: \$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_

How will you use these tax savings? \_\_\_\_\_



# PUBLIC BENEFIT INFORMATION

## EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES <sup>1</sup>	TOTAL ANNUAL PAYROLL <sup>2</sup>	AVERAGE ANNUAL SALARY <sup>3</sup>
CURRENT NUMBER FULL-TIME	6	\$150,000 <i>CEW</i>	\$18,750 <i>CEW</i>
CURRENT NUMBER PART-TIME	2		
NUMBER RETAINED FULL-TIME	6	\$150,000 <i>CEW</i>	\$18,750 <i>CEW</i>
NUMBER RETAINED PART-TIME	2		
NUMBER ADDITIONAL FULL-TIME	2	\$56,100	\$18,700 <i>CEW</i>
NUMBER ADDITIONAL PART-TIME	1		

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☐ Pension Plan
 ☒ Major Medical Plan
 ☒ Disability Insurance  
☐ Tuition Reimbursement
 ☒ Life Insurance
 ☒ Dental Insurance

List any benefits not mentioned above: \_\_\_\_\_

When will you reach the levels of employment shown above? (Year and month) 1 YEAR ( JAN 97 )

Types of jobs to be created as a result of this project? *CEW* TWO INSIDE ART LAYOUT PERSON AND ONE FULL TIME MANUFACTURING TECHNICIAN

<sup>1</sup>Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

<sup>2</sup>It is to include your total annual payroll.

<sup>3</sup>Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).



## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

Charles E. Downey  
Signature of Applicant

1-22-96  
Date

CHARLES E. DOWNEY, OWNER

Typed Name and Title of Applicant





## MEMORANDUM

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TO: Common Council Members

FROM: Staci D. Walter  
Economic Development Specialist, Department of Economic Development

DATE: April 3, 1996

SUBJECT: Real Tax Abatement Application dated January 22, 1996 for C.E. D. Property Management, Inc.  
Address: 6014 Hugenard Road and 6015 Highview Drive

### **Background**

**Description of Product or Service Provided by Company:** C.E.D. Property Management, Inc. leases building space and/or property to businesses.

**Description of Project:** Present and future plans call for approximately 110,000 square feet of manufacturing and warehouse space.

Total Project Cost:	\$325,000	Number of Full Time Jobs Created:	2
Councilmanic District:		Number of Part Time Jobs Created:	1
Existing Zoning of Site:	M-2	Average Annual Wage of Jobs Created:	\$18,700
		Number of Full Time Jobs Retained:	6
		Number of Part Time Jobs Retained:	2
		Average Annual Wage of Jobs Retained:	\$18,750

### **Project is Located Within a:**

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes__ No_x_	Platted Industrial Park:	Yes_x_ No__

### **Effect of Passage of Tax Abatement**

Creation of 3 new jobs with benefits and creating additional property tax revenues of \$37,687.

### **Effect of Non-Passage of Tax Abatement**

Loss of an additional 3 new jobs. Project may not be built, creating a loss of \$37,687.

### **Staff Recommendation**



Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of three years.
3. The period of deduction should be limited to three years.

Signed: Staci Walter Title Econ. Dev. Specialist

Comments

DIRECTOR: Elizabeth A. Neu  
Elizabeth A. Neu



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE C.E.D. Property Management, Inc. is requesting the approval of a tax abatement for real estate improvements in the amount of \$325,000. Present and future plans call for approximately 10,000 square feet of manufacturing and warehouse space. Tax savings will be used to lower lease rates to attract new businesses.

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EFFECT OF PASSAGE Creation of 3 new jobs with benefits and creating additional property tax revenues of \$37,687.

EFFECT OF NON-PASSAGE Loss of an additional 3 jobs. Project may not be built, creating a loss of \$37,687.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings is \$6,835 and approximately \$34,519 over ten years of additional real property taxes paid.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry



BILL NO. R-96-04-02

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ <sup>(RESOLUTION)</sup> designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly  
known as 6014 Hugenard Road and 6015 Highview Drive, Fort Wayne,  
Indiana 46818 (C.E.D. Property Management, Inc.)

HAVE HAD SAID ~~(ORDINANCE)~~ <sup>(RESOLUTION)</sup> UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ <sup>(RESOLUTION)</sup>

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>John N. Crawford</u>	_____	_____	_____
<u>Thomas C. Henry</u>	_____	_____	_____
<u>Rebecca R. Rennie</u>	_____	_____	_____
<u>Q. D. Schuman</u>	_____	_____	_____
<u>William J. Taylor</u>	_____	_____	_____
<u>Thomas E. Rye</u>	_____	_____	_____
<u>Thomas J. Henry</u>	_____	_____	_____
<u>Kedra A. Hall</u>	_____	_____	_____
<u>Thomas R. Edwards</u>	_____	_____	_____

DATED:

4-9-96

Sandra E. Kennedy  
City Clerk